



COUNTY OF AUGUSTA
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF COMMUNITY DEVELOPMENT
P.O. BOX 590
COUNTY GOVERNMENT CENTER
VERONA, VA 24482-0590



MEMORANDUM

TO: Augusta County Planning Commission
FROM: Julia Hensley, Planner II
Kaitlyn Savage, Planner I
CC: Timothy Fitzgerald, County Administrator
Doug Wolfe, Director of Community Development
DATE: May 6, 2025
SUBJECT: Regular Meeting

The regular meeting of the Augusta County Planning Commission will be held on **Tuesday, May 13, 2025 at 7:00 p.m.** at the Augusta County Government Center in the Board Meeting Room, 18 Government Center Lane, Verona, Virginia.

The Planning Commission will meet beginning at **5:00 p.m.** for a staff briefing in the **Board Conference Room** and for a viewing of the one (1) site being considered during the public hearing. After returning from the viewing, the Planning Commission will have dinner in the Community Development Conference Room at 6:00 p.m.

Attached are the agenda and meeting materials for this meeting. If you have any questions about any of the materials, please feel free to contact us. If you won't be able to attend the meeting, please let us know as soon as possible.

JH/KS



Augusta County Planning Commission
Regular Meeting
Tuesday, May 13, 2025 – 7:00 PM
Augusta County Government Center
Main Board Room
18 Government Center Lane
Verona, VA 24482

1. **Call to Order**
2. **Determination of Quorum**
3. **Minutes**
 - a. Approval of April 8, 2025
4. **Public Hearing**
 - a. A request to rezone from Single-Family Residential 10 to General Agriculture with proffers approximately 4.03 acres (TMP 036 87) owned by Luke Hart located off Bald Rock Road in Verona in the North River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Medium Density Residential. The applicant intends to store equipment and has provided proffers to limit certain agricultural uses usually allowed in General Agriculture zoned districts.
5. **Matters to Be Presented by the Public**
6. **New Business**
7. **Old Business**
8. **Matters to Be Presented by the Commission**
9. **Staff Reports**
10. **Adjournment**

Augusta County boards and commissions invite the public to attend meetings. If you have requests for accommodations to be able to attend or have questions about accessibility, please contact us at [540-245-5610](tel:540-245-5610) or coadmin@co.augusta.va.us.

PRESENT: R. Thomas, Chairman
L. Howdyshell
S. Lucas
J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development

ABSENT: K. Leonard
K. McComas
W. Schindler, Vice Chairman
R. Harris

VIRGINIA: At the Called Meeting of the Augusta County Planning Commission held on Tuesday, April 8, 2025 at 5:00 p.m. in the Board Conference Room, Augusta County Government Center, Verona, Virginia.

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The Planning Commission reviewed the following rezoning request and traveled to the following site, which will be considered at the Public Hearing:

H2 Holdings, LLC
494 Three Notched Mountain Highway
Waynesboro, Virginia 22980

Staff also presented a report detailing the outcomes of the April 2025 Board of Zoning Appeals meeting.

Chairman

Secretary

PRESENT: R. Thomas, Chairman
W. Schindler, Vice Chairman
L. Howdyshell
S. Lucas
K. Leonard

J. Hensley, Planner II
K. Savage, Planner I
D. Wolfe, Director of Community Development

ABSENT: K. McComas
R. Harris

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, April 8, 2025 at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

DETERMINATION OF A QUORUM

Mr. Robert Thomas stated that there was a quorum.

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MINUTES

Mr. Larry Howdyshell moved to approve the minutes of the called and regular meeting held on February 18, 2025.

Mr. Kyle Leonard seconded the motion, which carried unanimously, 5-0.

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PUBLIC HEARING

Mr. Thomas asked Ms. Julia Hensley to read the agenda item up for Public Hearing.

Ms. Hensley introduced the first item as a rezoning request from H2 Holdings, LLC and Nook Gateway 1, LLP. Ms. Hensley noted that the applicant was present.

Ms. Hensley stated that the request is to rezone from General Agriculture to General Business with proffers approximately 33.11 acres owned by H2 Holdings, LLC located at 494 Three Notched Mountain Highway in the Wayne Magisterial District.

Ms. Hensley noted that the property is currently zoned General Agriculture and is located in a Rural Conservation Area of the Comprehensive Plan. Ms. Hensley noted that the applicant plans on renovating an existing barn and constructing additional standalone lodging units in a clustered layout, while also enhancing outdoor and natural amenities. The property is currently being used for overnight accommodations and passive recreation.

Ms. Hensley explained that the Commissioners had received a copy of the proposed proffers. The applicant has proffered to limit the permitted business uses to standard hospitality uses such as eating and drinking establishments, overnight accommodations, retail sales and services, active and passive recreation, and congregational/meeting space uses. The applicant has also put a cap on the total number of additional lodging units at 50 and will close the northern entrance to the property.

Ms. Hensley noted that on March 28, 2025, staff received a call from the Shenandoah National Park indicating there was an easement on the property that prohibited erecting any new structures on any part of the property. Staff looked into this and found the deed of easement that dedicated 500 feet from the centerline of the Blue Ridge Parkway (now Skyline Drive) as a "scenic easement." Based on the easement only prohibiting new structures on an approximately 400-foot wide portion on the southeastern side of the property, and the fact that the applicant's draft Master Plan showed no development occurring within the easement, staff recommended the applicant move forward with the rezoning process while the National Park finishes its due diligence research.

Ms. Hensley reiterated that the property is located in a Rural Conservation Area of the Comprehensive Plan. Ms. Hensley presented a map that illustrates this designation, along with an aerial, zoning, and future land use map. Ms. Hensley also presented the applicant's concept plan of the site showing the proposed development would be clustered in design and would accelerate the natural features of the property.

Mr. Thomas asked if the applicant wished to speak.

Mr. Chase Hoover, property owner, and Mr. Jake Pontius, applicant, expressed that their intent with the property is to maintain and utilize the existing main building and add additional units to the property, such as A-frames, mirror cabins, and tree houses. Mr. Pontius noted that the additional units would follow site lines and ridgelines, where from those elevations one can even see parts of the City of Staunton.

Mr. Pontius explained that the existing barn structure would be refurbished. The intent of the project is to enhance nature and bring people outdoors, so there will be no massive clear cutting, ponds will be filled, and there will be a connection to the Appalachian Trail.

Mr. Bill Schindler referred to the packet the Commissioners received, which showed images of the types of lodging units that would be erected, and asked if that is what they intend to build.

Mr. Pontius explained that those pictures are a concept of the idea.

Mr. Schindler asked about the feasibility of using a septic system from a tree house.

Mr. Ed Blackwell of AES Consulting Engineers, explained that there will be an on-site sewage evaluation following the rezoning of the parcel, where the applicant will work with the Virginia Department of Environmental Quality and the Virginia Health Department. Mr. Blackwell explained that they would likely use drain fields and a large septic system.

Mr. Thomas asked if there was any discussion from the Commissioners. Seeing none, Mr. Thomas opened the Public Hearing.

Mr. Thomas invited audience members who wished to speak for or against the request to come forward.

Mr. Charles Pool, 560 Three Notched Mountain Highway, is an adjacent property owner who spoke in opposition of the request. Mr. Pool prepared a presentation for the Commissioners and opened up by stating he would be in favor of a Special Use Permit over a rezoning.

Mr. Pool stated that the entire stretch of Skyline Drive has no other General Business zoned properties. Mr. Pool identified the location of the subject parcel on the presentation and noted its proximity to Skyline Drive and its General Agriculture zoning designation. Mr. Pool expressed great concern in the scenic value of the parcel and stated that the Rural Conservation Area designation of the Comprehensive Plan does not support the intended development.

Mr. Pool explained that on their site visit to the subject parcel, the Commissioners should have noticed how steep the grade of the land is. Mr. Pool presented an illustration that overlays a topographic map over the applicant's concept plan, suggesting the intended development on a >25% grade is not recommended by the Comprehensive Plan.

Mr. Pool referred to Ms. Hensley's overview of the 400' scenic easement from the property line, which is 500' from the center line of Skyline Drive. Mr. Pool also referenced a Dominion Energy easement on the property for an existing powerline.

Mr. Pool concluded his presentation by suggesting the applicant proceed instead with a Special Use Permit application as the location is very sensitive and reiterates several of his major points mentioned prior.

Ms. Hensley clarified to Mr. Pool that the 400' scenic easement was from the property line, whereas the 500' is from the center line of Skyline Drive. This is the same easement with different measurements at different points.

Mr. Thomas asked if anyone else wished to speak for or against the request. Seeing none, Mr. Thomas closed the Public Hearing.

Mr. Thomas asked if the applicant wished to make a rebuttal.

Mr. Blackwell also made note of Ms. Hensley's clarification on the distance of the scenic easement. Mr. Blackwell continued to say that the existing structure operates as a business and has done so since the 1950s. Mr. Blackwell noted his client intends to enhance the existing business and will work with the terrain. Mr. Blackwell highlights the applicant's proffers that place conditions on the property similar to a Special Use Permit.

Mr. Blackwell noted the existing business is nonconforming and that the enhancement of the property will bring it into compliance and enhance the area.

Mr. Thomas asked the Commissioners if there was any further discussion or if there was a motion.

Mr. Howdyshell referenced the site visit of the property and noted how well it looks compared to years past. Mr. Howdyshell expressed his belief that one either moves forward or backward and that the applicant is moving forward. Mr. Howdyshell highlights Skyline Drive and the mountains as an asset to the County and that the request will promote tourism in the County. Mr. Howdyshell makes a motion to recommend approval of the request to rezone from General Agriculture to General Business with proffers.

Mr. Leonard seconded the motion. Mr. Leonard stated that the existing business has been there for more than 50 years and the intended development would not be out of the norm for the area. Mr. Leonard noted that it would be good for tourism and business in the County.

The properly seconded motion carried unanimously, 5-0.

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MATTERS TO BE PRESENTED BY THE PUBLIC

Mr. Thomas moved on to matters to be presented by the public. Seeing none, Mr. Thomas moved on to the next agenda item.

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NEW BUSINESS

Mr. Thomas stated that there was no New Business and moved on to the next agenda item.

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OLD BUSINESS

Mr. Thomas stated that there was no Old Business to discuss and moved on to the next agenda item.

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MATTERS TO BE PRESENTED BY THE COMMISSION

Mr. Thomas asked if any Commissioners wished to speak. Seeing none, Mr. Thomas moved on to Staff Reports.

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STAFF REPORTS

Mr. Thomas asked Ms. Hensley if she had an update on the Comprehensive Plan.

Ms. Hensley presented a chart of staff's progress on the Comprehensive Plan and noted that staff is actively working on updating the Future Land Use and Planning Policy Area maps and writing the body of the plan. Ms. Hensley noted that the Plan will emphasize the importance of balancing growth with agricultural preservation.

Ms. Hensley shared details about the structure of the Plan, as well as the key priorities that will be discussed throughout the body of the Plan: Balanced Growth, Environmental Stewardship, Quality of Life, Sense of Place, and Transportation Network.

Mr. Leonard asked if the interstate will be addressed in the Transportation Network of the Plan.

Ms. Hensley affirmed that it will be and that VDOT will review the chapter, which speaks on the safety of the transportation network in Augusta County.

Mr. Leonard recalled a recent accident on Interstate 81 (I-81).

Ms. Hensley noted Route 11 and the impacts it sees when there are accidents on I-81.

Mr. Leonard shared that the recent I-81 accident caused traffic on the road near his home.

Mr. Schindler noted tractor trailers on Route 612.

Mr. Doug Wolfe explained that VDOT is starting the 2nd phase of its I-81 study where they are receiving public comment. Mr. Wolfe stated he would share the public comment link with the Commissioners.

Mr. Schindler asked what the projected timeline is for implementation.

Ms. Hensley shared that staff are developing an implementation piece for the Plan, which will include actionable steps, timelines, and key players.

Mr. Schindler recalled youth retention during Ms. Hensley's presentation and provided an anecdote on his family looking for good amenities and services when raising children.

Ms. Hensley commented on the role retention will have throughout the Plan.

Mr. Schindler explained his interest follows his time with the public schools and explained how many students do not stay in the area after graduation. Mr. Schindler expressed his admiration for the County.

Ms. Hensley expressed that she hopes Mr. Schindler provides input after receiving the first draft and that everyone does so and reflects on what they hope and want for their kids and grandkids.

Mr. Howdyshell asked to review Key Priority no. 3 – Quality of Life. Mr. Howdyshell likened Quality of Life to the role agriculture plays in the County. Mr. Howdyshell noted agriculture's predominance in the County and identifies the County as the 2nd largest agriculture producing county in Virginia. Mr. Howdyshell expressed that this needs to be emphasized in the Plan.

Ms. Hensley noted that the Balanced Growth chapter responds to this.

Mr. Howdyshell expressed that he wants to see the monetary figures and benefits of agriculture reflected in the Plan due to the growing loss of farming in the County to development. Mr. Howdyshell noted Rockingham County, the largest agriculture producing county in Virginia, is at a point in their agricultural economy where the County may surpass them in production.

Ms. Hensley noted that the Plan will try to honor agriculture as an economic driver, where the Balanced Growth chapter will reflect this and make it a priority. Ms. Hensley

noted this is something staff have heard consistently throughout public engagement and even through the drafting and writing of the Plan.

Ms. Savage noted that the Existing Conditions chapter will have an economy subtopic that should discuss agriculture as a leading sector in the County's economy, which will come before any of the recommendations related to agriculture.

Mr. Leonard complimented staff on the drafting of the Plan.

Ms. Hensley explained that the style of the Plan follows what newer comprehensive plans look like.

Mr. Leonard further expressed his appreciation for the Plan.

Ms. Hensley reiterated the structure of the Plan as it relates to the Key Priorities.

Ms. Hensley shared a list of key dates for the Commissioners starting in June. Ms. Hensley noted that the first draft of the plan is scheduled to go out to the public on June 23, at which time the Planning Commission and Board of Supervisors will receive copies. This will be followed by a joint work session between the Planning Commission and Board of Supervisors, which is expected to take place on June 25. Staff will host community meetings at various schools throughout the County in July and August 2025, as well as a table at the fair for community members to look at the draft, ask questions, and give feedback.

Ms. Hensley stated the public hearings for adoption are expected in September 2025, which will come after a round of revisions after the joint work session and community meetings.

Mr. Thomas asked Ms. Kaitlyn Savage if there were any Board of Zoning Appeals (BZA) items to review.

Ms. Savage provided an update on May 2025 BZA Special Use Permit requests. Ms. Savage shared that the first applicant is for William G. Bibb. This request is located in the Wayne Magisterial District, in an Urban Service Area. The property is located at 243 Kensington Drive in Fishersville and is zoned General Business. The purpose of this request is to have outdoor storage of a food trailer and grill. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the second applicant is on property owned by Arlin J. & Anna Mary Hostetter. This request is located in the Middle River Magisterial District, in an Urban Service Area. The property is located at 159 Buttermilk Road in Mount Sidney and is zoned General Agriculture. The purpose of this request is to operate a custom slaughterhouse. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the third applicant is on property owned by Kathleen B. Mahanes. This request is located in the Beverley Manor Magisterial District, in a Community Development Area. The property is located at 424 Balsley Road in Staunton and is zoned General Agriculture. The purpose of this request is to have a short-term rental. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fourth applicant is on property owned by the Trustee of John W. Root. This request is located in the North River Magisterial District, in an Urban Service Area. The property is located east of Lee Highway, south of the intersection between Route 11 and Bolivar Street in Mount Sidney and is zoned General Business. The purpose of the request is to have outdoor storage of commercial vehicles, equipment, and material in conjunction with an excavating business. Ms. Savage provided an aerial and tax map view of the property.

Ms. Savage shared that the fifth applicant is on property owned by Working House, LC. This request is located in the Pastures Magisterial District, in an Agricultural Conservation Area. The property is located at 229 Palmer Mill Lane in Staunton and is zoned General Agriculture. The purpose of the request is to have a special event facility, an educational day camp for up to 25 students for 4 weeks in the summer, and to have a primitive campground. Ms. Savage provided an aerial and tax map view of the property.

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ADJOURNMENT

Mr. Thomas asked if there was any discussion from the Commissioners or if there was a motion to adjourn.

Mr. Schindler made a motion to adjourn.

Mr. Leonard seconded the motion, which carried 5-0.

Chairman

Secretary



**COUNTY OF AUGUSTA
REZONING STAFF REPORT
LUKE HART
MAY 2, 2025**

SUMMARY OF REQUEST	A request to rezone from Single Family Residential-10 to General Agriculture with proffers approximately 4.03 acres (TMP 036 87) owned by Luke Hart located off Bald Rock Road in Verona in the North River Magisterial District. The property is located in an Urban Service Area of the Comprehensive Plan and is planned for Medium Density Residential. The applicant intends to store equipment and has provided proffers to limit certain agricultural uses usually allowed in General Agriculture zoned districts.
REZONING NUMBER	25-8
CURRENT ZONING	Single Family Residential-10
VICINITY ZONING	Single Family Residential to the north, south, east, and west.
CURRENT PROFFERS	Not Applicable
PROPOSED PROFFERS	1. There will be no Concentrated Animal Feeding Operations (CAFOs), swine operations, or poultry houses permitted on the property. 2. There shall be no more than one (1) animal unit per acre permitted to be kept on the property. Agricultural uses will be limited to those permitted under the definition of "Limited Agriculture" in Chapter 25 of the Augusta County Code. 3. No more than six (6) chicken hens shall be permitted. Chickens shall only be raised for domestic purposes. 4. No commercial on-site use on the property such as selling eggs or selling chickens for meat shall be allowed. 5. No roosters, capons, or crowing hens shall be allowed. 6. If kept in a secure movable coop or pen, all coops and enclosed pens must be located behind the front building line of the principal structure and may not be erected, altered, located, reconstructed, or enlarged nearer than twenty-five (25') from any property lines or

	thirty-five feet (35') from any stream or any river and shall not be located in any storm water management area, flood plain, or Source Water Protection Area 1. 7. No dog kennels, vehicle repair businesses, junkyards, or slaughterhouses will be permitted on the property.
OVERLAY DISTRICTS	Urban Service Overlay District
COMPREHENSIVE PLAN PLANNING POLICY AREA / FUTURE LAND USE DESIGNATION	Urban Service Area/Medium Density Residential
SOILS	The parcel is not in land use.
OTHER INFORMATION	Not Applicable
SUMMARY OF STAFF RECOMMENDATION	Staff recommends denial of the request.

AGENCY COMMENTS

SCHOOL BOARD STAFF COMMENTS

Property Owner/Applicant: Luke Hart

Schools: CIES, SMS, FDHS

Impact: The request to rezone from Single-Family Residential 10 to General Agriculture would have little to no impact on these three (3) schools.

The table below indicates the enrollment as of March 17, 2025.

School	Enrollment	Capacity
Clymore Elementary School (CIES)	818	834
Stewart Middle School (SMS)	515	720
Fort Defiance High School (FDHS)	731	900

AUGUSTA COUNTY FIRE-RESCUE

After review of the above project, the Augusta County Fire-Rescue Department provides the following:

Fire-Rescue sees little to no impact on service delivery from this request. Fire-Rescue has no further comment.

If you have further questions, please contact 540-245-5624.

TRAFFIC DATA

Traffic Data: Rte. 781 (Bald Rock Road)

-AADT: 650 (2019)

-Speed Limit: 45 (Posted)

-K-factor: N/A, Direction Factor: N/A

-Funct. Local

VDOT COMMENTS

VDOT understands that the above referenced applicant may request to rezone the property from Rural Residential to General Agriculture. The applicant is interested in rezoning to preserve the land, store equipment, and have possible livestock. VDOT is providing the following comments and/or concerns pertaining to the request:

1. The rezoning would not require a Traffic Impact Analysis (TIA) and is not expected to negatively impact the adjacent roadway.
2. VDOT does not have any objections to the potential rezoning of this parcel.

Please feel free to contact 540-248-1631 if you have any questions or concerns.

AUGUSTA WATER COMMENTS

Augusta Water has reviewed this rezoning request and has the following comment(s):

1. Water and sewer capacities are not reserved until system adequacy is determined (supply, treatment, transmission) and payment of the connection fees has been received in accordance with Augusta Water Policy. Augusta Water Policies and Procedures can be found at <http://www.acsawater.com/oppm>.
2. Any engineering evaluations and upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
3. Investigation of available fire flow is recommended to ensure that the system is capable of providing the needed fire flow to comply with Chapter 24 of the Augusta County Code requirements for the proposed use of the property. Any upgrades or extensions would be the responsibility of the owner/developer and are subject to Augusta Water review and approval.
4. There is an existing 8" waterline along Lee Highway ending at the intersection of Bald Rock Road approximately 240'± to the southwest of the subject parcel.
5. There is an existing 8" sewer line along Lee Highway ending at the intersection of Bald Rock Road approximately 218'± to the southwest of the subject parcel.
6. The proposed proffers have no direct impact on Augusta Water.

ENGINEERING COMMENTS

Applicant/Owner: Luke Hart

TM 36-Parcel 87

Zoning: Single Family Residential (10)

Overall Rezoning Description

Applicant is interested in rezoning from Single Family Residential (10) to General Agriculture in order to preserve the land, store equipment, and have possible livestock. The applicant notes no additional structures will be built.

Environment Ordinance Considerations

Activity appears to be less than 10,000 sf. No permit required as long as cumulative land disturbance and impervious areas associated with the activity are less than 10,000 sf. If additional impervious areas are added in the future, impervious area associated with special use permit activity will be calculated back to 1990 based on documentation available and 1991 aerial photography and an Erosion & Sediment Control and/or Stormwater Management Plan may be required.

The applicant is advised to contact the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality for any requirements related to proposed work in wetland areas or adjacent to any streams.

This property drains to Middle River which is listed on the Virginia DEQ 2024 Impaired Waters List. This impaired segment extends from Moffett Creek downstream to its confluence with Christians Creek. The impaired use is recreation, the specific impairment is E. Coli. Likely sources are On-site Treatment Systems (Septic Systems and Similar Decentralized Systems), Wildlife Other than Waterfowl, Non-Point Source, Agriculture.

Additionally, the Augusta County Comprehensive Plan lists the Middle River-Falling Spring Run watershed as a Priority Watershed for Groundwater Protection due to the presence of karst features and the location of Source Water Assessment Program zones. While infiltration BMPs may not be advised due to the prevalence of karst, it is recommended that water quality treatment be provided onsite vs. purchasing offsite credits.

Overlay Ordinance Considerations

This property lies outside of the Source Water Protection Overlay (SWPO).

This property lies outside of the Airport Overlay District (APO).

Portions of this property lie within Zone AE on the FEMA FIRM. Any development on this portion of the property must meet the provisions of the Floodplain Overlay (FPO) Ordinance. Placement of fill in this area is discouraged and is only permissible for certain connectivity requirements. Any fill placed in this area could impact other properties and will require a detailed flood study and a Letter of Map Revision (LOMR) from FEMA. New lots must contain a "Buildable Area" outside of the floodplain.

This property lies within of the Urban Service Overlay District (USO) and is therefore subject to the limitations on access to public streets contained in that ordinance.

Subdivision Ordinance Considerations

§21-9.1 Subsection B of the County Subdivision Ordinance addresses street layout and access to adjacent property. Development is required to connect to existing or planned streets and must also provide for access to adjacent property that is located with areas designated in the Comprehensive Plan as Urban Service or Community Development Areas. This property lies within the Urban Service Area and could be considered for connectivity in between parcels if development were to occur in the future.

Natural Resources Recommendations from the Comprehensive Plan

The Augusta County Comprehensive Plan recommends performance standards to protect natural resources. For Urban Service Areas, a riparian buffer of 35 feet on either side of a stream is encouraged, and where feasible, stormwater should not be piped through in a manner to short-cut the buffer. Additionally, floodplain areas should have no habitable structures, but should instead be utilized for greenways & recreation areas.

For Wetland areas, the Comprehensive Plan recommends provision of a 35-foot buffer from the edge of wetlands.

For unique natural features such as caves, major karst features, critical habitats, etc., the Comprehensive Plan recommends to tie these features in with greenways, active and passive recreation areas and flood plain preservation areas.

ZONING ADMINISTRATOR COMMENTS

The property is surrounded by Single Family Residential zoned properties. If the property is rezoned to General Agriculture the surrounding Single Family Residential zoned properties containing single family dwellings could be negatively impacted by noise, dust and odors associated with permitted agriculture operations. Zoning feels the proposed proffers could help mitigate some of these negative impacts to the surrounding Single Family Residential zoned properties, however, zoning still feels the request could have a negative visual impact on surrounding residential properties due to the outdoor storage of equipment and odors associated with agriculture animals. Therefore, Zoning feels the site is properly zoned.

COMPREHENSIVE PLAN CONSIDERATIONS

The subject parcel is located in an Urban Service Area of the Comprehensive Plan, which is expected to accommodate up to 80% of future growth in the County and is planned for Medium Density Residential, which anticipates three (3) to four (4) dwelling units per net acre. Rezoning the parcel to General Agriculture limits the future of housing development in the Urban Service Area.

PLANNING STAFF COMMENTS

PROS

1. There would be little to no impact on the nearby schools.
2. Augusta County Fire-Rescue sees little to no impact on service delivery from this request.
3. VDOT has no objections to the request.

CONS

1. The surrounding Single Family Residential zoned properties containing single family dwellings could experience a negative visual impact due to the outdoor storage of equipment and odors associated with agricultural animals.
2. Rezoning the parcel to General Agriculture limits the future of housing development in the designated Urban Service Area of the County's Comprehensive Plan.

STAFF RECOMMENDATION

The request to rezone TMP 036 87 from Single Family Residential-10 to General Agriculture with proffers is anticipated to have minimal impact on nearby public services, facilities, and roadways. However, even with the proposed proffers, a General Agriculture zoning designation could introduce visual impacts from outdoor storage and equipment, as well as odors from agricultural animals, potentially affecting adjacent single-family residential properties. Furthermore, the proposed rezoning is inconsistent with the character of the surrounding area and does not align with the future land use recommendations outlined in the Augusta County Comprehensive Plan. For these reasons, staff recommends **denial** of the rezoning request. If the Board of Supervisors chooses to approve the rezoning request, staff recommends that the approval include the proposed proffers.

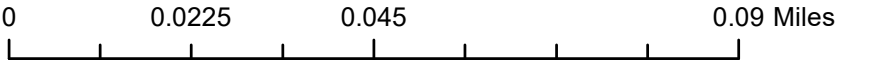
Luke Hart | TMP 036 87 | Aerial Map



Legend

Luke Hart - TMP 036 87

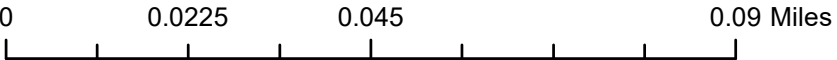
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Virginia Geographic Information Network (VGIN)



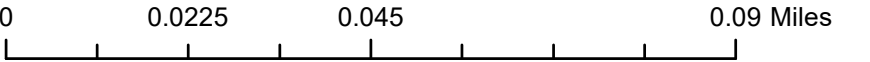
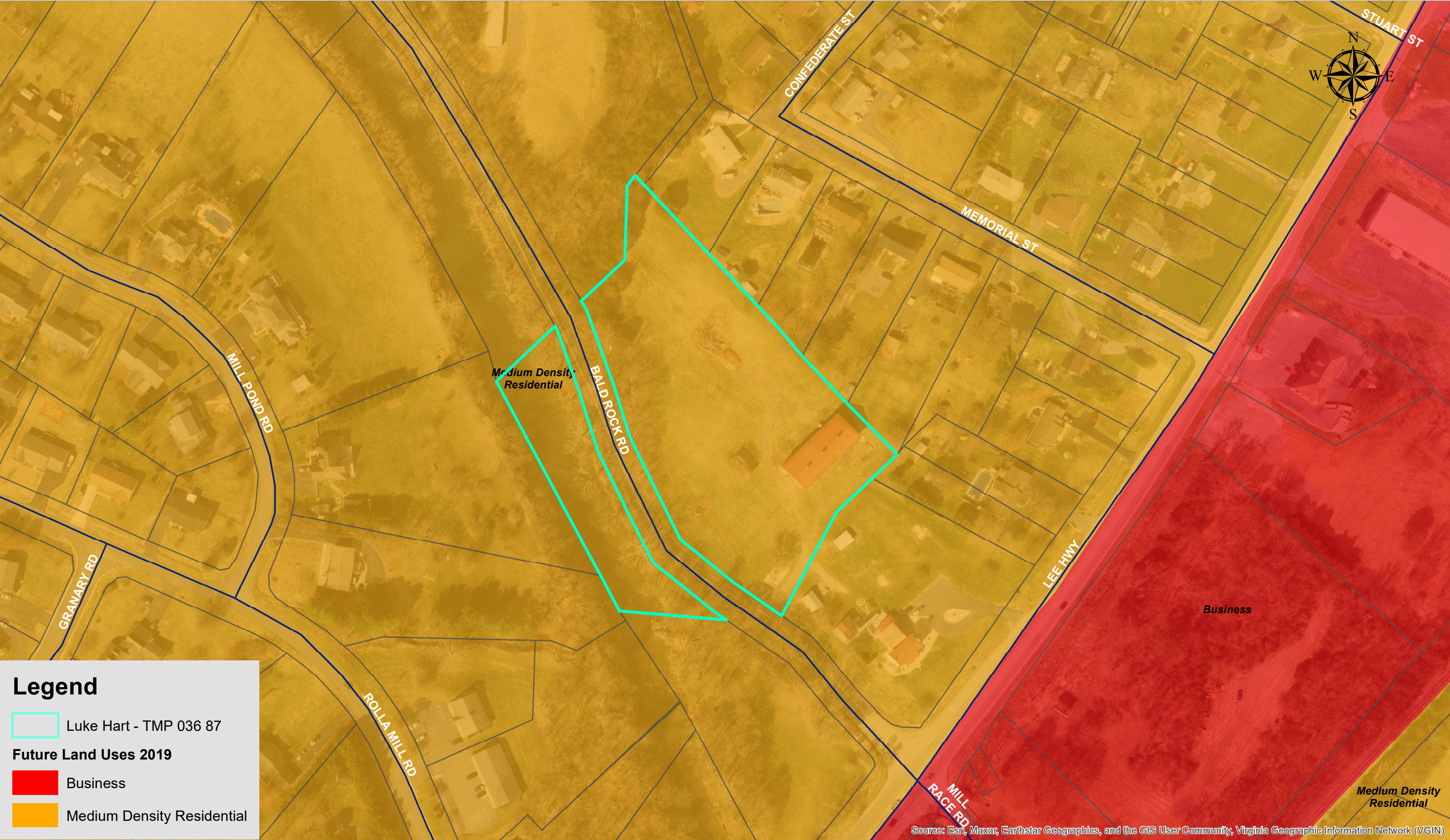
Luke Hart | TMP 036 87 | Zoning Map



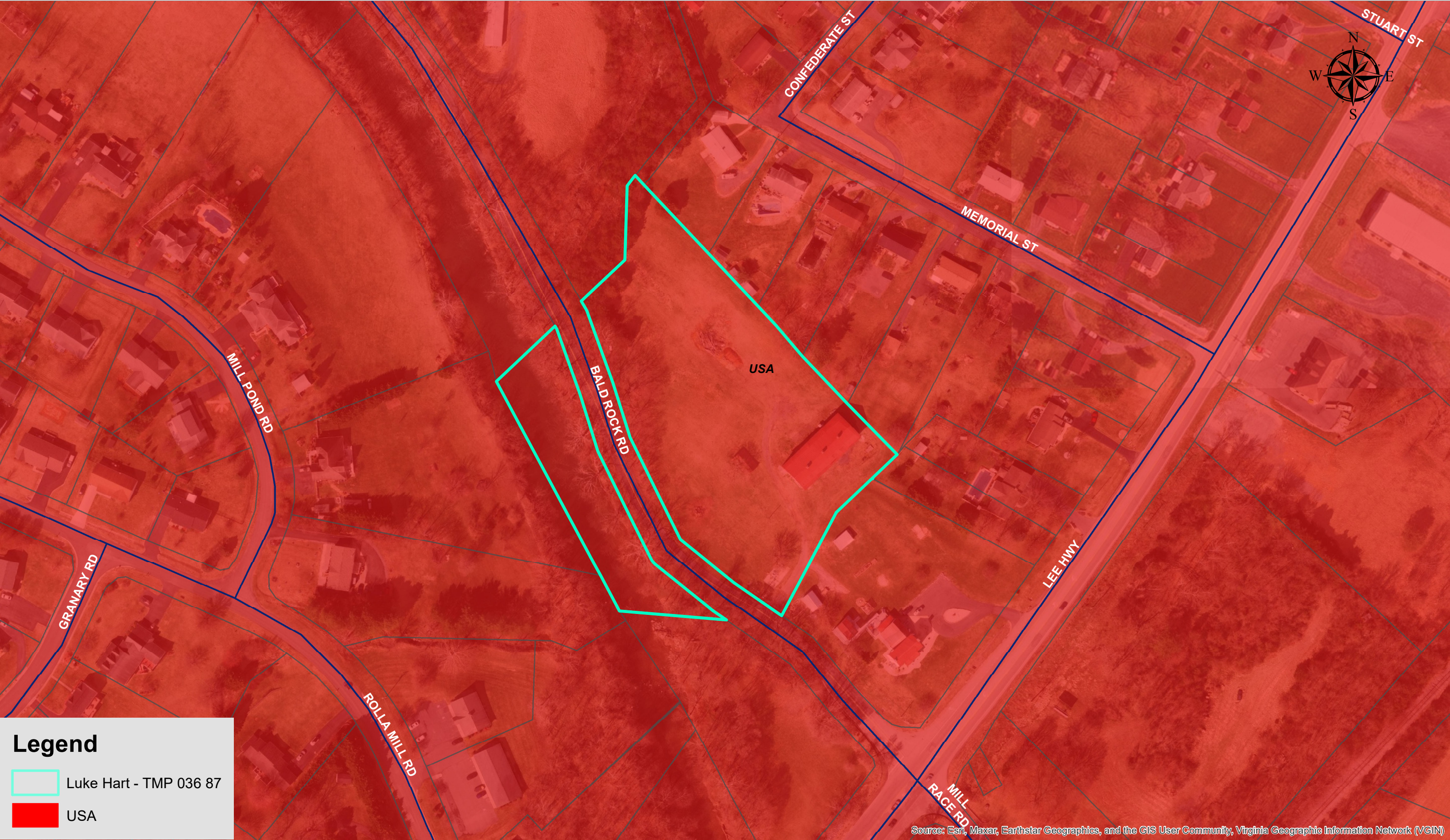
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Virginia Geographic Information Network (VGIN)



Luke Hart | TMP 036 87 | Future Land Use Map



Luke Hart | TMP 036 87 | Planning Policy Area Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Virginia Geographic Information Network (VGIN)

0 0.0225 0.045 0.09 Miles